

LOCATED IN THE W1/2 OF SECTION 34
TOWNSHIP 3 SOUTH, RANGE 6 WEST
UINTAH SPECIAL BASE AND MERIDIAN
DUCHESE COUNTY, UTAH

I, Clinton S. Peatross, do hereby certify to Mountains West Ranches, that I am a Professional Land Surveyor, and that I hold License No. 155666, as prescribed by the laws of the State of Utah; and in accordance with Section 17-23-17, I have made a survey of the following described tracts of land, and that I have verified all measurements and placed monuments as represented on the plat, for the purpose of a creating a Record of Survey and Boundary Line Adjustment Plat:

TRACT #1
ACCORDING TO THAT CERTAIN AUDITOR'S TAX DEED, RECORDED 6 JUNE 2016, ENTRY #494753
THAT PORTION OF W1/2W1/2W1/2 LYING N OF HWY 40 IN SEC 34, T3S, R6W, USM

ACCORDING TO THAT CERTAIN AUDITOR'S TAX DEED, RECORDED 6 JUNE, 2016, ENTRY #494759
SEC 34 T3S R6W, USM. E2W2W2 LYING N OF HWY 40

ACCORDING TO THAT CERTAIN WARRANTY DEED, RECORDED 10 JUNE 2015, ENTRY #485319 TOWNSHIP 3 SOUTH, RANGE 6 WEST, UTAH SPECIAL BASE AND MERIDIAN. SECTION 34: The North half of the Northwest quarter of the Northeast quarter of the Southwest quarter.

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINATH SPECIAL BASE AND MERIDIAN, SECTION 34: Beginning at the Northwest Corner of said Section 34; thence South 89°57'56" East 1309.89 feet along the North section line to the Northeast Corner of the West Half of the West Half of said Section 34; thence South 0°11'18" West 1062.00 feet along the East line of said W1/2 of said W1/2; thence South 86°11'33" West 128.60 feet; thence North 19°39'20" West 239.00 feet; thence South 70°20'40" West 475.00 feet; thence South 19°39'20" East 459.00 feet; thence South 70°20'40" West 115.59 feet; thence South 55°56'14" West 770.46 feet to a point on the West section line; thence North 0°14'35" East 1791.31 feet to the point of beginning, containing 40.000 acres.

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UTAH SPECIAL BASE AND MERIDIAN, SECTION 34: Beginning at the West Quarter Corner of said Section 34; thence North 01°14'35" East 850.09 feet along the West section line; thence North 65°56'14" East 770.46 feet; thence North 70°20'40" East 115.59 feet; thence North 19°39'20" West 459.00 feet; thence North 70°20'40" East 475.00 feet; thence South 19°39'20" East 239.00 feet; thence North 86°11'33" East 128.60 feet to a point on the East line of the West Half of the West Half of said Section 34; thence North 01°11'18" West 1583.3 feet along the East line of said W1/2 of said W1/2 to the Southeast Corner of the North Half of said W1/2 of said W1/2; thence South 74°38'00" West 1360.00 feet to a point on the West section line; thence North 0°09'36" West 365.10 feet to the point of beginning, containing 45.064 acres.

TOWNSHIP 3 SOUTH, RANGE 6 WEST, UINTAH SPECIAL BASE AND MERIDIAN. SECTION 34: Beginning at a point on the West section line and being North 0°09'36" West 1201.54 feet from the Southwest Corner of said Section 34, said point also being on the North right of way line of Old U.S. Highway 40; thence continuing North 0°09'36" West 1076.35 feet along said West section line; thence North 74°38'00" East 1360.00 feet to the Northwest Corner of the North Half of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter of the Southwest 89°47'41" East 656.20 feet to the Northeast Corner of said N1/2 of said NW1/4 of said NE1/4 of said SW1/4; thence South 8°03'40" East 352.87 feet to the Southeast Corner of said N1/2 of said NW1/4 of said NE1/4 of said SW1/4 of said NE1/4 of said SW1/4; thence South 33°13'17" West 855.65 feet to the southwest Corner of said N1/2 of said NW1/4 of said NE1/4 of said SW1/4; thence South 0°00'44" East 947.40 feet along the East line of the West Half of the West Half to a point on said North right of way line of Old U.S. Highway 40; thence South 83°08'44" West 1318.07 feet to the point of beginning, containing 40.478 acres.

PURPOSE OF SURVEY: Perform a property survey, and then prepare a Record of Survey and Boundary Line Adjustment plat.
BASIS OF BEARING: Taken from that certain Record of Survey on file in the Duchesne County Surveyor's Office, file #741.

SURVEY FINDINGS: As shown on the plat.

NOTE: This survey was performed at the request of Treaven Grant. It does not insure or guarantee ownership, nor does it show liens, easements, rights of way, codes, covenants, conditions, obligations, or restrictions of use that may or may not be recorded. The location or depiction of public or private utilities, points of diversion of water and water rights are excluded from the scope of this survey.

CELL: (435)724-4386
email: cspeatross@ubtanet.com

DRAFTED BY: ASHLEY PEATROSS	DATE DRAFTED: 6/16/16	DATE PLOTTED:
SHEET: 1 OF 1	FILE NAME: J.T. GRANT JOB# 1249	

County Surveyor's File # 3388

Know all men by these presents: that I the undersigned, warrant ownership of the land described above, and do hereby establish and agree upon and place the common boundaries between the individual properties as shown on this plat.

TREN J. GRANT, PRESIDENT OF MOUNTAINS
WEST RANCHES, A J.T. GRANT COMPANY

ACKNOWLEDGEMENT

State of _____ }
County of _____ } s.s.

On this _____ day of _____, 20____, personally appeared before me, TREN J. GRANT, PRESIDENT OF MOUNTAINS WEST RANCHES, a J.T. GRANT COMPANY, signer of the above OWNER'S ACKNOWLEDGEMENT, who acknowledged to me that he signed it freely and voluntarily for the uses and purposes therein mentioned.

My commission expires.

Notary Public

DUCHESNE COUNTY TREASURER

I certify that the property taxes are paid and current as of this _____ day of _____, 20____.

Stephen Potter Duchesne County Treasurer

DUCHESNE COUNTY PLANNING DEPARTMENT

Approved as a Boundary Line Adjustment this _____ day of _____, 20____
by the Duchesne County Planning Director.

Michael A. Hyde Duchesne County Planning Director

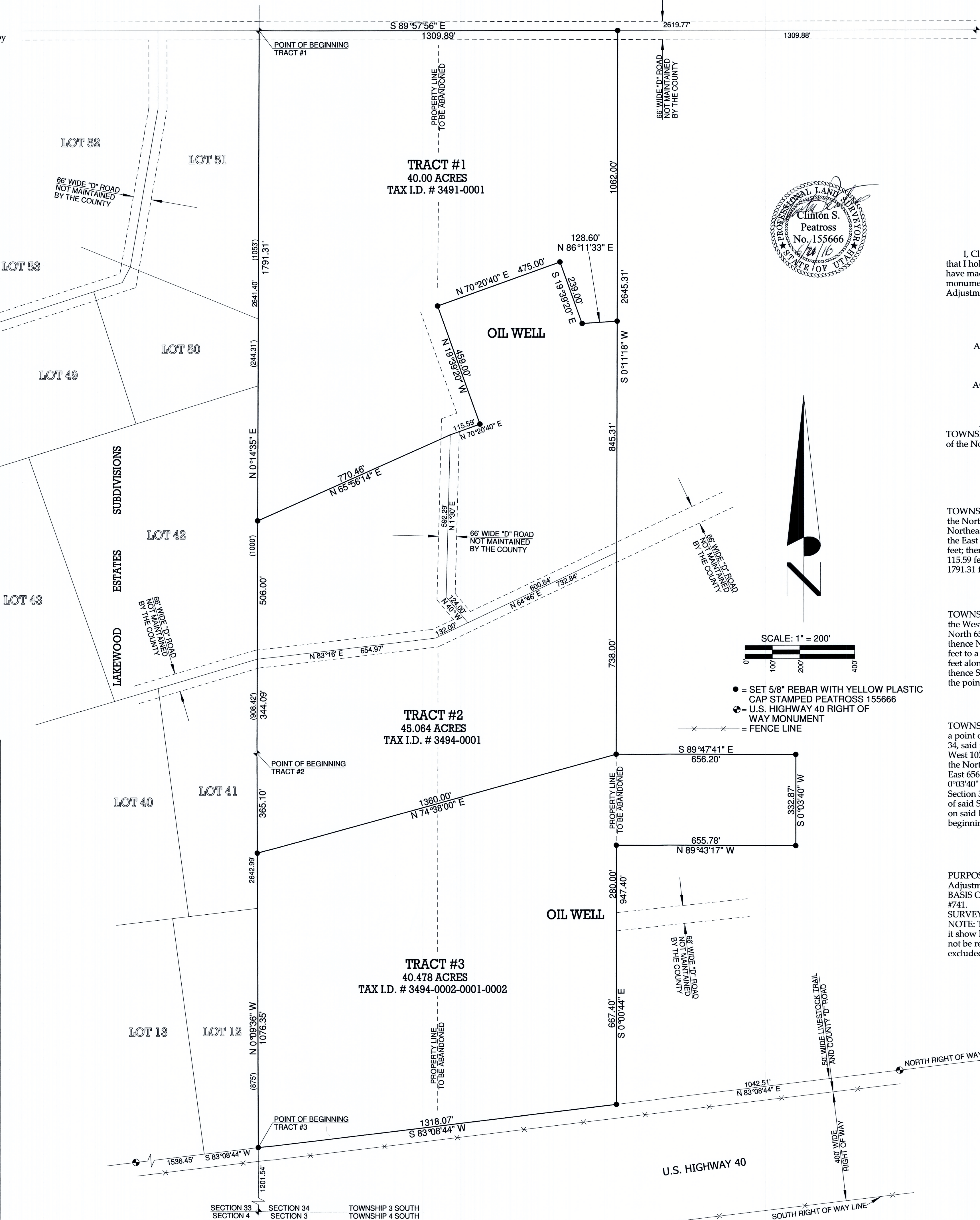
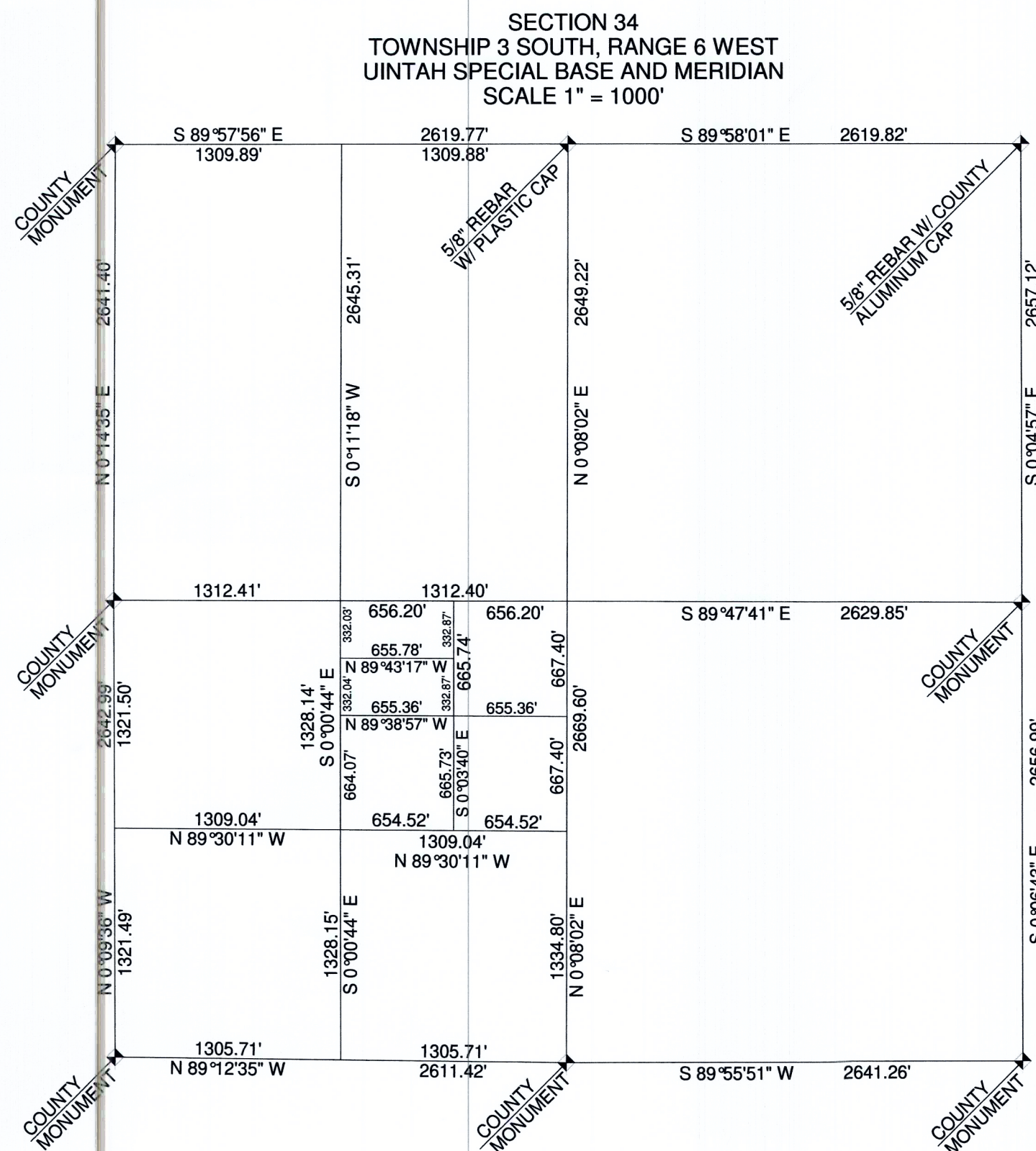
DUCHESNE COUNTY RECORDER

State of Utah } s.s. Entry Number _____
County of Duchesne }

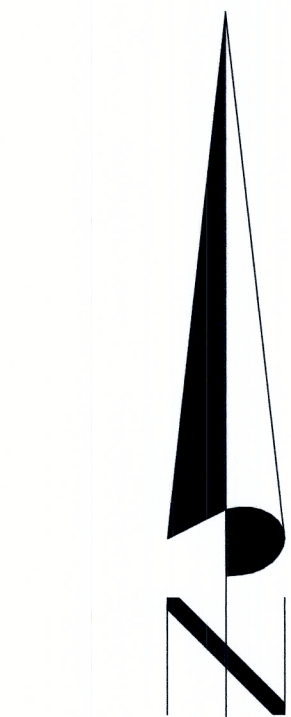
Filed for recording at the request of _____ on this _____

day of _____, 20____. Time _____ Entry # _____

Fee: _____ Shelley Brennan Duchesne County Recorder



Professional Land Surveyor
Clinton S. Peatross
No. 155666
1/24/16
State of Utah



SCALE: 1" = 200'

- = SET 5/8" REBAR WITH YELLOW PLASTIC
CAP STAMPED PEATROSS 155666
⊕ = U.S. HIGHWAY 40 RIGHT OF
WAY MONUMENT
— = FENCE LINE